

Certificate of Notice Page 1 of 2
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Ayayi A.C. Ajavon
Debtor

Case No. 19-16872-amc
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-2

User: DonnaR
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Dec 12, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 14, 2019.

db +Ayayi A.C. Ajavon, 507 N. 65th Street, Philadelphia, PA 19151-4005

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 14, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 12, 2019 at the address(es) listed below:

DAVID M. OFFEN on behalf of Debtor Ayayi A.C. Ajavon dmo160west@gmail.com,
davidoffenecf@gmail.com/offendr83598@notify.bestcase.com
REBECCA ANN SOLARZ on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, (Trustee for the
Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982)
bkgroup@kmlawgroup.com
TERRY P. DERSHAW td@ix.netcom.com, PA66@ecfcbis.com/7trustee@gmail.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 4

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Ayayi A.C. Ajavon

Debtor(s)

CHAPTER 7

U.S. BANK NATIONAL ASSOCIATION, (Trustee for
the Pennsylvania Housing Finance Agency, pursuant to a
Trust Indenture dated as of April 1, 1982)

Movant

NO. 19-16872 AMC

vs.

11 U.S.C. Section 362

Ayayi A.C. Ajavon

Debtor(s)

TERRY P. DERSHAW

Trustee

ORDER

AND NOW, this day of , 2019 at Philadelphia, upon failure of Debtor(s) and the
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and
the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and
Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362), is modified with respect to the
subject premises located at 507 North 65th Street, Philadelphia, PA 19151 ("Property"), so as to allow
Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject
Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to
Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited
to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property
at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession
of the Property.

Date: December 11, 2019



United States Bankruptcy Judge.